



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994

YOUR ADDRESS: 133 S. Fitzhugh St.  
Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

## IDENTIFICATION

1. BUILDING NAME(S): former Roadlawn Fruit Farm ( Westfall - Casburn House)  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---  
3. STREET LOCATION: 4057 Ridge Road West  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: James M. Plantone ADDRESS: (same) Rochester, NY 14626  
6. USE: Original: residence/farm Present: residence (vacant); tenant house  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐ is occupied.  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
Roof - asphalt shingles. Foundation - parged fieldstone & concrete block.  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐ b. wood frame with light members ☒  
(if known) c. masonry load bearing walls ☐ d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☐ d. deteriorated ☒  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

(see continuation sheet)

12. PHOTO:

13. MAP:

"This one is sort of sad , in its current condition. It certainly catches your attention and it's big. Let's give is a straight 'green' and encourage someone to rehabilitate it." P.Malo.

COLOR CODE

Green





14. THREATS TO BUILDING: a. none known ☐ b. zoning ☒ c. roads ☒  
d. developers ☒ e. deterioration ☒  
f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☒ - 2 b. carriage house ☐ c. garage ☐  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous trees/shrubs  
j. other: tenant house
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐ b. woodland ☒ - to south of site.  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☒  
f. industrial ☐ g. residential ☒  
h. other: W. Ridge Chrysler Plymouth Dealership & Car Lot  
to immediate east.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1852; enlarged - c. 1890s-1910s.

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: agricultural: former farm residence & outbuildings.

11c.

The one-story, gable-roofed and one-story, shed-roofed additions on the rear of the house appear to be of early/mid-20th century construction (on concrete block foundations).

North (front) gable has been re-sided with scalloped shingles and two decorative windows installed, c. 1900.

Contemporary wood sash (both 1/1, double-hung and casement) have been installed in all of the first and second story window openings, late-1980s-90s.

Several window openings on the west and south elevations have been altered; most of are larger openings that have had smaller windows installed, c. 1980s-90s.

A secondary entrance on the east elevation and a window on the north elevation (facade) have been covered over, c. 1980s.

The southwest corner of the west elevation is partially covered with asphalt shingle siding, mid/late-20th century.

Interior of this house has undergone extensive remodeling, late 1980s-90s.

17. The former Roadlawn Fruit Farm is located on a 49.3-acre parcel on the south side of Ridge Road West in the southwest quadrant of the town. The house faces north onto Ridge Road, a busy, four-lane highway. To the west of the house is a circular driveway that leads to the farm outbuildings (large, gabled barn, small, gabled barn, and tenant house). The large barn is located to the southwest of the house; the small barn and tenant house are situated to the south of the house. To the south of the house and outbuildings is undeveloped woodland. To the east is a large, commercial, automobile dealership. To the north and west is a residential area with mostly 1920s-1960s houses.

18. This large, 2-1/2-story, frame house is a building that has evolved into its present configuration by means of two major periods of construction. The original, 19th-century, gable-roofed farmhouse was greatly expanded with a large, hipped roof, eastern addition at the turn of the century. The house is comprised of a large, rectangular, main block



18. continued

and two, one-story, rear (south) additions.

The steeply-pitched, hipped roof has a narrow overhang and a frieze band below. Three large, Queen Anne-style, gabled dormers project from the north and east slopes of the roof. The east and west dormers are clad in wood shingles and have pent roofs over two, square windows with decorative wood tracery (the sash in the west gable is missing). The north (facade) dormer is clad in scalloped, wood shingles and has a pent roof over three, square windows with decorative tracery.

At the northwest corner of the house is a projecting gable, which faces north (toward the road). This two-bay-wide section of the house dates from the original 19th-century construction of the house. The gable was renovated with scalloped wood shingles and two square windows with decorative tracery (to match the two formers) during the turn-of-the-century renovation.

The house is clad with narrow wood clapboards. The foundation consists of two sections. The 19th-century, pargeted fieldstone foundation is under original, gable-roofed, western section (two-bays-wide by four-bays-deep) of the house; it is visible under the north, west, and south elevations. The turn-of-the-century, concrete block foundation is under the large, hipped roof, eastern section (three-bays-wide by two-bays-deep) of the house; it is visible on the north, east, and south elevations.

Fenestration is regular and consists of mostly 1/1, double-hung windows. Four, contemporary, single-pane windows are located on the second story of the south elevation. A triple, casement window is located on the west elevation. A cut-away window bay is located on the east elevation. All of the window openings have been reduced in size and new, wood sash installed (see 11c). The sash have been installed within the last five years.

A one-story, shed-roof, open porch projects from the facade (north elevation). This American Foursquare/Craftsman style porch was added during the turn-of-the-century remodeling and features wood steps, and battered wood columns (in groups of two and three) atop rock-faced, cast concrete block piers. A second porch is located on the east elevation. This one-story, shed-roof open porch features turned porch posts (with a square replacement post at the southeast corner) and is set

18. continued

on cast concrete block piers.

Attached to the rear (south elevation) of the house are two, one-story additions. Both are built on modern cast concrete block foundations. The west, one-story wing has a hipped roof and appears to be of later construction. The east, one-story wing has a gabled roof and appears to be of earlier construction.

In addition to the historic farmhouse, the property includes several contributing agricultural buildings:

**Contributing gable-roofed frame barn (c. 1902-1924)** southwest of the house. This large barn features narrow, vertical wood siding. Located on the front (north elevation) is a center gable and sliding track door; a second doorway has been cut and an overhead garage door installed here. The name of this property is located in large letters on the facade, just under the gable:

THOMAS PLANTONE  
ROADLAWN FRUIT FARM

The roof is topped with a number of metal lightning rods.

**Contributing gable-roofed barn (c. 1902-1924)** southwest of the house and behind the large, gabled barn. This small barn features narrow, vertical wood siding. Doorways are located in the north and east elevations.

**Contributing gable-roofed tenant house (c. 1902-1924)** located to the southeast of the main house. This 1-1/2-story house is clad with stucco veneer and has 1/1, double-hung windows. Two small, one-story additions (east and south) appear to be of later construction. The house appears to have been remodeled, mid/late-20th century, when the stucco veneer was added (original cladding was probably wood clapboard).

20. The Westfall-Casburn House is architecturally significant in the town of Greece as a distinctive farm property with the historic farmhouse (c. 1852; remodeled/expanded -c. 1900), several agricultural

20. continued

outbuildings, and a portion of the original acreage intact. It is also historically significant for its association with the agricultural heritage of Greece.

The rectangular-plan, hipped roof house is representative of two periods of architectural design: its original, mid-19th century construction and its later turn-of-the-century expansion and remodeling. It appears that the original, mid-19th century house was probably of vernacular front-gable-and-side-wing plan. The front gable and west elevation of the present house date from that era and are located atop the original fieldstone foundation (now pargeted with concrete).

At the turn-of-the-century (c. 1890s-1910), the house was greatly expanded with the addition of the large, hipped roof eastern section, with its two porches and large dormers. This newer part of the house combines detailing from both the Queen Anne and American Foursquare styles. The dormers, decorative wood shingle cladding and windows with decorative tracery, as well as the porch on the east elevation are executed in the Queen Anne style. The large hipped roof and the front porch with battered columns represent design features from the American Foursquare style. The combination of two eras/styles of architecture with the large massing of this house, results in a house that is unique in the town of Greece.

With its large scale, distinctive design, and highly visible location, this house is a major visual feature on this part of Ridge Road. The architectural significance of the house would be enhanced if the building was sympathetically rehabilitated and missing architectural features were replaced.

The house is located on Ridge Road which was formerly the shoreline of glacial Lake Iroquois and later a main trail of the Iroquois Indians. In 1813, the State Legislature allocated \$5,000 to cut down brush and to bridge streams along the Ridge from Rochester to Lewiston. This and later improvements along the road opened the way for settlers to establish their homes, farms, and businesses along the Ridge.

The 1852 county map shows this property with a building and the owner as "J. Westfall." It is possible that the building shown on the map is the original farmhouse (now west elevation and front gable) that was later expanded.

20. continued

The 1872 county map shows this property as lot 140 with a building marked, "J. Westfall" as owner. It appears that this building is the original farmhouse on this site. To the immediate east is another building marked "cooper shop" and beyond that, Larkin Creek.

The 1902 map shows this property (lot 140) as a 58.86-acre parcel owned by George Casburn. The map shows only one building on the site: the house.

It appears from the design and configuration of the present house, that it was expanded and remodeled at the turn of the century (c. 1890s-1910). The Queen Anne and American Foursquare details on the house represent two styles popular during that era.

The 1924 county map shows this property as a 59-acre parcel still owned by George Casburn. The rectangular plan house (with small rear wing) is shown on the map. To its southwest is the large barn and the smaller barn. To the southeast are two small outbuildings marked as "stone" construction. One of these may be the tenant house that survives today. The 1930 suburban directory lists Alfred G. and Eva Casburn at #4057 Ridge Road; he is listed as a farmer.

The 1959 county map shows this site as a 55.28-acre parcel named "Roadlawn Fruit Farm." Its owner is listed as Cosmo Plantone. The main house, large barn, tenant house and another small outbuilding are shown on the map. Larkin Creek cuts through the parcel from southwest to northeast. The property continues to be owned by the Plantone family today. The main house is currently vacant (the tenant house, however, has an occupant).

21. See final report for bibliography.





